

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

THURSDAY, NOVEMBER 12, 2009

6:00 P.M.      WORKSESSION

LOCATION:    PURCELLVILLE ROOM  
Government Center  
1<sup>st</sup> Floor

**Commissioners Present:** Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Chris Brodrick, Potomac District; Sandra Chaloux, Dulles District; Gigi Robinson, Leesburg District; Kevin Ruedisueli, At Large.

**Commissioner Absent:** Helena Syska, Sterling District.

**Staff Present:** John Merrithew, Assistant Director of Planning; Michelle Lohr, Marilee Seigfried, Building and Development; Mark Lewis-DeGrace, Lou Mosurak, George Phillips, Office of Transportation Services; Planners: Michael Elabarger, Sophia Fisher, Stephen Gardner, Jane McCarter; Ginny Rowen, Nicole Steele; Nancy Bryan, Recording Secretary.

### A. ACTION SUMMARY REVIEW

1. The Action Summary of September 10, 2009 was approved. (8-0-1, Syska absent).
2. The Action Summary of September 17, 2009 was approved. (7-0-1-1, Syska absent; Bayless abstained).
3. The Action Summary of October 8, 2009 was approved. (7-0-1-1, Syska absent; Bayless abstained.)
4. The Action Summary of October 15, 2009 was approved as amended. (6-1-1-1, Chaloux opposed; Syska absent; Bayless abstained.)
5. The Action Summary of October 22, 2009 was approved. (8-0-1, Syska absent).
6. The Action Summary of October 29, 2009 was approved. (8-0-1, Syska absent).

### B. DISCLOSURES

1. Mr. Ruedisueli exchanged e-mails on 11/09/09 with Jeff Nein regarding Belmont Estates, White's Ford Park, and Loudoun Parkway Center; exchanged e-mails on 11/10/09 with John Andrews regarding a meeting on a green energy project in Leesburg.
2. Mr. Brodrick had a conversation with Ann Goode regarding the Parc Dulles application.
3. Ms. Robinson had a meeting on 11/10/09 with Ann Goode, County staff, Commissioner Chaloux, and others regarding Dulles Town Center.
4. Ms. Austin had a meeting with the applicant regarding White's Ford Park as well as attended a community meeting; exchanged e-mails with the applicant regarding the Stone Ridge Commercial application; had conversations with the County regarding the ZOAM and met with the green energy partners.
5. Ms. Chaloux took a car tour of the Dulles South District roads with residents Ben Kelahan, Steve Hines, and Commissioner Bayless on 11/12/09; took site tours of Parc Dulles and Dulles Town Center; met with Charles Yudd regarding applications and approvals along the Route 50 Corridor; had a phone conversation with Phil LoPresti regarding the Zoning Ordinance amendment on animal husbandry issues.

6. Mr. Klancher exchanged several e-mails with the applicant for Stone Ridge; contact with both HOA representatives and the applicant regarding the National Conference Center rezoning – it appears that the HOA is putting together a working group to work with the applicant to discuss the application's future; met with the applicant who is a contract purchaser for a couple of parcels in Lansdowne Town Center to discuss an application they are considering; had a conversation and exchanged e-mails with Teresa Whitmore regarding HOA involvement in the Chesapeake Bay review; had a discussion with the applicant representative for White's Ford Park.
7. Mr. Bayless took a car tour of the Dulles South District with Ben Kelahan, Steve Hines, and Commissioner Chaloux; dealt with the green energy partners last week.
8. Ms. Maio set up future meetings through e-mail with John Andrews on green energy and with Jeff Nein and others on White's Ford Park and Belmont Estates.

#### **C. BRIEFING OF THE NOVEMBER 19, 2009 PUBLIC HEARING ITEMS**

##### **1. ZMAP 2002-0017, SPEX 2008-0026, SPEX 2008-0027, Parc Dulles II**

Items for further discussion include additional information regarding the capital facilities contribution, and the applicant's explanation of the 2% escalation clause in the proffers; reason why Haleybird Drive was not built as proffered; why the applicant opposes rezoning to PD-OP; explanation of the public use site issue; County Attorney discussion regarding acceptability of linking proffers/proposals for Dulles Town Center and Parc Dulles II.

##### **2. CMPT 2008-0020, SPEX 2008-0061, White's Ford Park**

Items for further discussion include drainfield capacity; by-right uses with the commission permit; road improvements for similar parks; electrical hook-ups; lighting commitment; method of preservation of the Colonel White House; construction in the flood plain.

##### **3. SPEX 2009-0001, Loudoun County Animal Care and Control**

Items for further discussion include reason for closing one day per week; public response; what is classified as an event; confirmation that the Animal Advisory Committee is in full agreement; location of dog exercise area; adequate capacity of the drainfield and well.

##### **4. SPEX 2009-0028, Arris Montessori School**

Items for further discussion include an explanation of the drop-off circulation; lack of outdoor play space and the possibility of use of a nearby park for outdoor play.

##### **5. ZMAP 2005-0019, Belmont Estates**

Items for further discussion include a visual of the area surrounding the site; house site in wetlands areas – Lots 20 and 21; archaeological study; what is being phased – will amenities and sidewalks progress together; Fire & Rescue contribution; transit contribution – bus service to Route 7; emergency access to Land Bay 2; townhouse buffer reduction; traffic circles; proffer language regarding private streets; width of streets – provide lowest width for public streets; modifications regarding design of development; explanation of Village Conservation Overlay District.

**6. ZCPA 2009-0005, ZMOD 2009-0001, Greene Mill Preserve**

Items for further discussion include water and wastewater systems; stormwater management; 3-acre civic use site.

**D. WORKSESSION ITEMS**

**1. ZOAM 2007-0004, Proposed Zoning Ordinance Amendment to Permit Farm Markets in Various Zoning Districts and to Reduce Minimum Acreage Requirements for Agriculture, Horticulture, and Animal Husbandry Uses**

The Planning Commission forwarded ZOAM 2007-0004, Proposed Zoning Ordinance Amendment to Permit Farm Markets in Various Zoning Districts and to Reduce Minimum Acreage Requirements for Agriculture, Horticulture, and Animal Husbandry Uses to a Planning Commission worksession. (8-0-1, Syska absent).

**2. ZMAP 2006-0011, ZCPA 2006-0003, Stone Ridge Commercial**

Due to an electrical power outage at the County Government Center, this application was postponed and rescheduled to the December 1, 2009 Planning Commission worksession.